

For Lease: 1,130-1,200 SF of Retail/Office Space

***Diamondhead Center***

807 Williamson Road, Mooresville, NC



**BVBELK**  
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 [www.bvbproperties.com](http://www.bvbproperties.com)



# Executive Summary

office/retail complex situated in front of the Watermark Shopping Center, anchored by Food Lion.

Watermark is located just 1/4 mile from I-77 as well as close proximity to Lake Norman Regional Hospital and Lowe's Home Improvement corporate HQ.

Diamondhead is located just 1 exit north on I-77 from The Point, a premiere residential community and Langtree, a new mixed-use

development on Lake Norman. This property enjoys high traffic counts, excellent demographics, great visibility, and substantial daytime employee counts.

Two move-in ready suites are available in this property including a fully-upfitted former fitness studio!

Recent improvements to the center include a new monument sign facing Williamson Road, repainting new fencing, and new LED parking lot lighting!



# BVBELK PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 [www.bvbproperties.com](http://www.bvbproperties.com)





Ground Level Retail Endcap #101

**Gross Leasable Area:**

18,340 SF

**Lot Size:**

1.54 AC

**Location:**

On Williamson Rd. 1/4 mile from I-77. In front of the Food Lion-anchored Watermark Center



**BVBELK**  
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 [www.bvbproperties.com](http://www.bvbproperties.com)





New Monument Signage

# Traffic Counts

Williamson Road	23,000 vehicles/day
I-77	82,000 vehicles/day
Charlotte Hwy (NC 21)	29,000 vehicles/day



View from Williamson Road



Available Suite 201 Upper Level

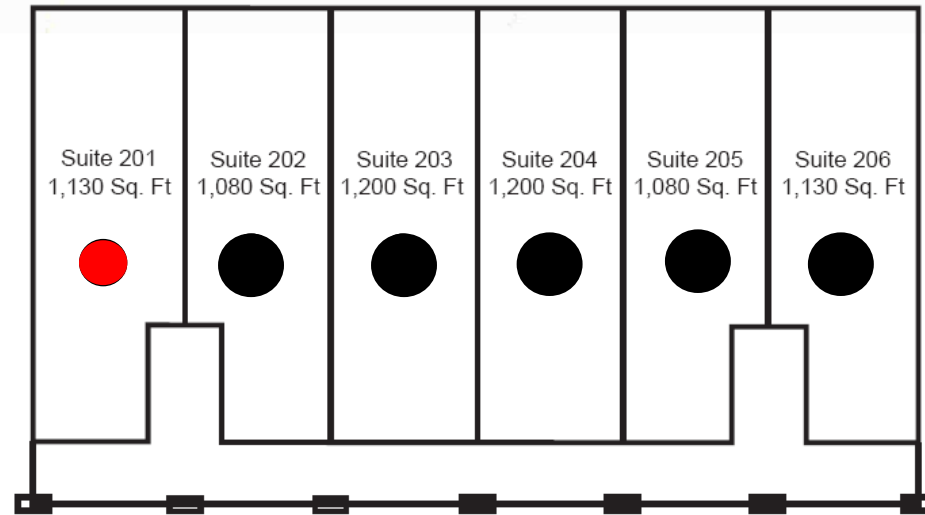


# Available Spaces

Suite	Size
101	1,200 SF
201	1,130 SF

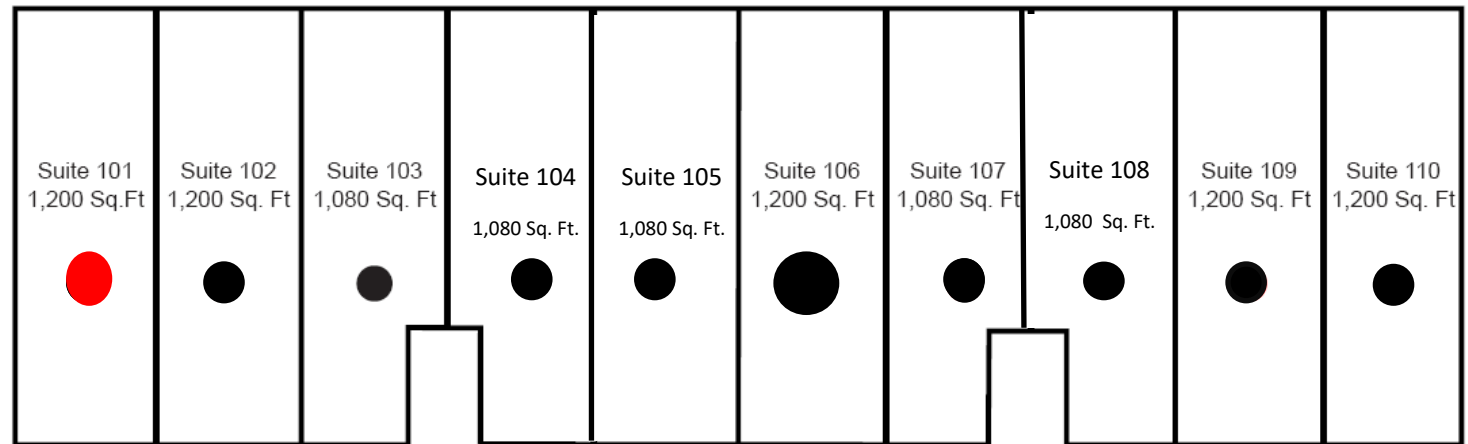
Leased = ●

Available = ●



Total Sq. Ft = 18,340

Upper floor Plan



Lower Floor Plan



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections  
Calculated using Weighted Block Centroid from Block Groups

Demographic Snapshot

Lat/Lon: 35.5598/-80.8644

RS1

Diamondhead		1 mi radius	3 mi radius	5 mi radius
Mooreville, NC 28117				
POPULATION	2019 Estimated Population	2,671	30,570	76,542
	2024 Projected Population	2,875	32,866	82,204
	2010 Census Population	2,413	26,121	68,116
	2000 Census Population	1,788	16,759	44,165
HOUSEHOLDS	Projected Annual Growth 2019 to 2024	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2019	2.6%	4.3%	3.9%
	2019 Median Age	39.6	38.4	38.3
	2019 Estimated Households	1,141	12,500	30,226
RACE AND ETHNICITY	2024 Projected Households	1,211	13,255	32,169
	2010 Census Households	953	10,133	25,628
	2000 Census Households	709	6,525	16,795
	Projected Annual Growth 2019 to 2024	1.2%	1.2%	1.3%
INCOME	Historical Annual Growth 2000 to 2019	3.2%	4.8%	4.2%
	2019 Estimated White	81.8%	81.2%	80.8%
	2019 Estimated Black or African American	10.4%	9.0%	10.3%
	2019 Estimated Asian or Pacific Islander	5.2%	5.2%	4.1%
EDUCATION (AGE 25+)	2019 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
	2019 Estimated Other Races	2.2%	4.3%	4.5%
	2019 Estimated Hispanic	8.3%	7.6%	6.9%
	2019 Estimated Average Household Income	\$118,227	\$107,219	\$110,107
BUSINESS	2019 Estimated Median Household Income	\$101,548	\$87,376	\$87,025
	2019 Estimated Per Capita Income	\$50,521	\$43,875	\$43,603
	2019 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.3%	2.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.2%	3.7%	4.0%
	2019 Estimated High School Graduate	19.1%	19.4%	19.8%
	2019 Estimated Some College	21.9%	20.3%	21.4%
	2019 Estimated Associates Degree Only	8.1%	11.1%	10.5%
	2019 Estimated Bachelors Degree Only	28.3%	30.4%	29.2%
	2019 Estimated Graduate Degree	17.2%	12.8%	13.2%
	2019 Estimated Total Businesses	296	2,456	4,270
	2019 Estimated Total Employees	3,461	22,473	39,813
	2019 Estimated Employee Population per Business	11.7	9.1	9.3
	2019 Estimated Residential Population per Business	9.0	12.4	17.9